

# Mobility Mitigation Fee Update

TRPA Advisory Planning Commission
December 08, 2021

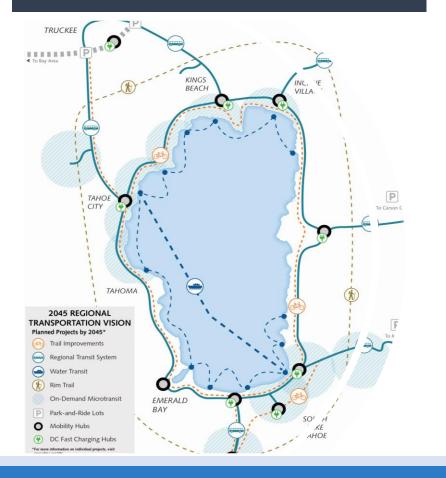


# Mobility Mitigation Fee Overview

#### **Fee Basics**

- Assessed on projects that produce new VMT
- Ensures development contributes to regional vision
- Promotes sustainable communities
- Support Implementation of Regional Plan Regional Transportation Plan

# 2020 REGIONAL TRANSPORTATION PLAN





# Fee Update Need

### **Need**

- Align fees with impact (trips to VMT)
- Update to 2020 RTP project list
- Support threshold standard attainment
- Not updated since 2006



Fees provide matching funds for state
/ federal grants
to implement needed
transportation infrastructure



## VMT Reducing Projects in the 2020 RTP

Only from the Constrained Project List

#### Lake Tahoe Waterborne Ferry Project

Project Number 03.02.01.0011

Action Priority Build and Enhance Transit Systems
Implementers Tahoe Transportation District

Primary Contact Judi Allen (jallen@tahoetransportation.org)

Stage Planning/Design
Duration 2009 - 2027

Only VMT Reducing Capital Projects

#### Round Hill Pines Resort Highway Intersection Improvements

Project Number

03.01.02.0070

Action Priority Improve Public Recreation Facilities

Implementers

**Primary Contact** 

U.S. Federal Highway Administration, U.S. Forest Service - Lake Tahoe Basin

Management Unit

Ryan Mathis (ryan.mathis@dot.gov)

Stage Planning/Design
Duration 2018 - 2022

3

#### **Remove non-VMT Reducing Costs**

#### Apache Avenue Pedestrian Safety and Connectivity Project

**Project Number** 03.02.02.0006

Action Priority Build and Enhance Trail Networks

Implementers El Dorado County, CA

Primary Contact Donaldo Palaroan (donaldo.palaroan@edcgov.us)

Stage Planning/Design
Duration 2020 - 2025

4

#### **Deduct Any Applied Funding**

#### Kahle Complete Street Project

Project Number 03.02.01.0055

Action Priority Build and Enhance Transit Systems

Implementers Nevada Tahoe Conservation District

Primary Contact

Stage

Implementation

Meghan Kelly (mkelly@ntcd.org)

Duration 2018 - 2023

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### Fee Rate Calculation

|--|--|

\$550M

2) Calculate new development's contribution to future VMT

6.8%

3) New development's share of project costs

\$37M

4) Align fees with project impact assessment

Proposed Fee Rate: \$218/VMT



# Example Fees

Residential	Old Trip-Based Fee	Proposed VMT-Based
	(Inflation Adjusted fee)	Fee
Low VMT Area	\$3,258 (\$4,673)	\$3,738
Average VMT Area		\$6,478
High VMT Area		\$13,127

Tourist Accommodation (TAU)	Old Trip-Based Fee (Inflation Adjusted Fee)	VMT-Based Fee
Low VMT Area	\$2,724 (\$3,907)	\$6,020
Average VMT Area		\$9,597
High VMT Area		\$15,780



# Affordable & Workforce Housing

- Policies & Programs to encourage development
- Recommended fee rate may prevent development
- Recommendation:
  - Waive the fee for deed-restricted affordable, moderate, and achievable housing developed within areas eligible for Residential Bonus Units



### Use of Fees

- Mitigation Fund Release Policy Guidelines
  - Mobility Mitigation funds only used for VMT reducing projects
    - Jurisdiction's balance of Air Quality Mitigation funds can be used for air quality projects
      - Projects may qualify for other funds, e.g., Water Quality Mitigation
  - Continues approach of up to 25% of funds for Operations
    & Maintenance



## Engagement





DRAFT RECOMMENDATION

FINAL RECOMMENDATION



**IMPLEMENTATION** 

- Development community
- Transportation consultants
- Affordable housing developers
- League to Save Lake
   Tahoe
- Jurisdictions



## Next Steps

- Request Recommendation to the Governing Board from:
  - Dec 15: Operations and Governance Committee
- Dec 15: Request Action from the Governing Board
- Continued collaboration on implementation of fee programs



# Question & Answer



A Voice for Lake Tahoe

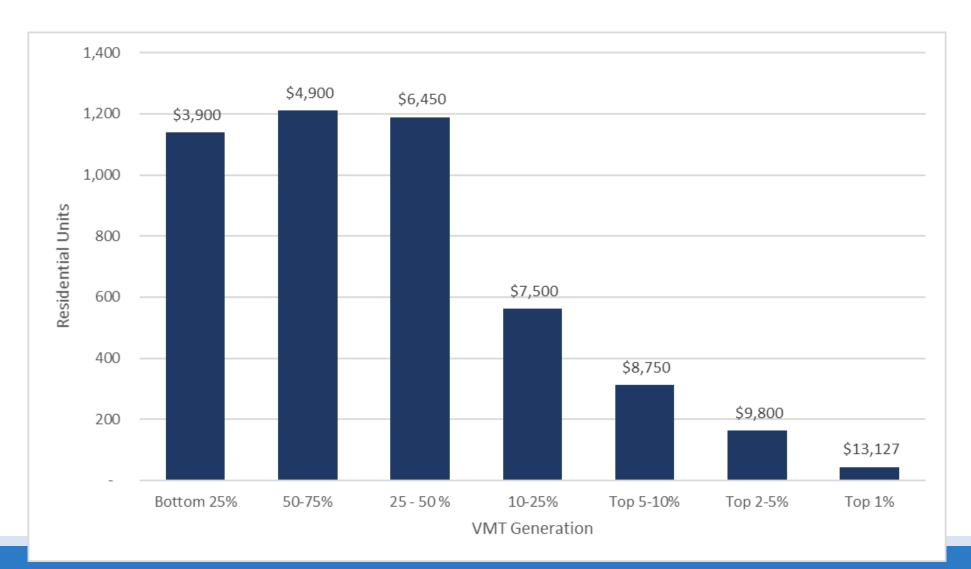


### **Motions**

- 1)A motion to recommend adoption of the findings, including a finding of no significant effect, as set forth in Exhibit 1
- 2)A motion to recommend adoption of Ordinance 21 \_\_\_ amending Ordinance 2019-03, as previously amended to amend the Code of Ordinances as set forth in Exhibit 3
- 3)A motion to recommend adoption of the Resolution 21 \_\_\_ to amend the Rules of Procedures as set forth in Exhibit 4

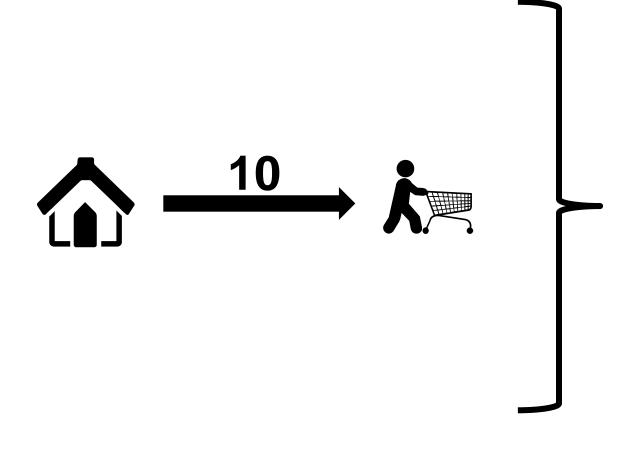


## Forecasted residential fees





# Perspective: Regional vs. Project level



# **Regional Summary**

- 1 trip
- 10 VMT

# **Project Summary**

- Homes: 1 trip end
- Shopping: 1 trip end

Total: 2 trip ends, 20 VMT